

July 9 ,2012

MSK Engineering And Design, Inc.
P.O. Box 396 – 46 Church Street,
Shaftsbury, VT 05262

Re: Mini- Storage Variance Request

Location: 25 Morse Road, Bennington

Site # not assigned

Dear Mr. Secor,

I am in receipt of a variance request for the requirement for sprinkler protection for a new mini-storage building, located at 25 Morse Road in Bennington, VT.

Under the provisions of the amended 2006 Vermont Fire & Safety Code, Section 5, a variance may be granted when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

The new building is proposed to be 150'X 60' single story, Type 11B construction. The building will have a center corridor with access to climate control storage units. The back side units have exterior accessed and are non-tempered.

IBC 2003 Table 503, with Storage Use Group allows for 17,500 SF without sprinkler protection.

Code Requirement:

NFPA 13.3.2.27.4 "Mini- Storage Buildings. An automatic sprinkler system shall be installed throughout all mini- storage buildings greater than 2500 square feet."

In lieu of sprinkler protection you have proposed to install hardwired smoke detection in the interior corridor space which will activate internal horn strobes in the corridor and send an alarm to the facilities monitoring company.

The building will have full (100 0/0) fire truck access and there is a fire hydrant connected to municipal water service located adjacent to the property. All rental contracts will prohibit storage of any hazardous /flammable or explosive materials in any storage units.

Considering that these buildings are shallow in height, there is a high probability that the sprinkler heads will be blocked by storage and even damaged by tenants. Further Larry McLeod, Town of Bennington Building Inspector has reviewed this variance request and is in full support.

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After review of the code and your proposals, your variance request is granted, for the building as permitted. Any changes or alterations to this building will require further review.

If you have any questions, please contact me at 802- 786-0073

Respectively,

L.D. Sutherland
Regional Manager Rutland

Cc: Regional Managers, Larry McLeod